

025.A

0005

0056.2

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

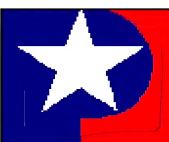
684,000 / 684,000

USE VALUE:

684,000 / 684,000

ASSESSED:

684,000 / 684,000


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
56		WINDSOR ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: COHEN THOMAS

Owner 2: WONG MARTINE

Owner 3:

Street 1: 56 WINDSOR ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LATIL FRANCINE -

Owner 2: -

Street 1: 56 WINDSOR ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8237																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	680,700	3,300		684,000		313198
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 025.A-0005-0056.2			
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV		680,700	3300	.		684,000	Year end	12/23/2021		
2021	102	FV		660,800	3300	.		664,100	Year End Roll	12/10/2020		
2020	102	FV		650,900	3300	.		654,200	654,200 Year End Roll	12/18/2019		
2019	102	FV		615,600	3300	.		618,900	618,900 Year End Roll	1/3/2019		
2018	102	FV		544,600	3300	.		547,900	547,900 Year End Roll	12/20/2017		
2017	102	FV		496,500	3300	.		499,800	499,800 Year End Roll	1/3/2017		
2016	102	FV		454,500	3300	.		457,800	457,800 Year End	1/4/2016		
2015	102	FV		435,400	3300	.		438,700	438,700 Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
LATIL FRANCINE,	78922-169	1	10/15/2021			615,000	No	No							
KHAN AIDA,	63197-341		1/21/2014			478,000	No	No							
KHAN AIDA,	56872-216		5/18/2011	Convenience		1	No	No							

BUILDING PERMITS													ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/10/2021		SQ Mailed							MM	Mary M							
5/15/2018		Measured							DGM	D Mann							
3/2/2016		Sales Review							PT	Paul T							
5/14/2015		SQ Returned							MM	Mary M							
9/23/2013		Info Fm Plan							BR	B Rossignol							
1/26/2012		NEW CONDO							BR	B Rossignol							

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=1372 SFT.										
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1										
Color: YELLOW				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Good													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>														
Year Blt: 1922	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G13	Fact: .			Floor: M - Multi-Level														
Const Mod:				% Own: 55.000000000														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	7	3	1					
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:	2002									
Sec Floors:		%		Total:	18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ: 305.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.99980003				Totals		1	7	3						
Insulation: 2 - Typical				Adj \$ / SQ: 411.668														
Int vs Ext: S				Other Features: 68750														
Heat Fuel: 2 - Gas				Grade Factor: 1.10														
Heat Type: 5 - Steam				NBHD Inf: 1.20000005														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 836297														
% Com Wal	% Sprinkled			Depreciation: 155551														
				Depreciated Total: 680745														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 025.A-0005-0056.2										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X10	A	AV	1922	27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:					Total:	3,300			